



**MARYLAND GREEN BUILDING COUNCIL
MEETING SUMMARY
LOWE HOUSE OFFICE BUILDING - ROOM 150
ANNAPOLIS, MARYLAND
23 JANUARY 2013**

Attendees:

Tom Liebel – MDGBC	Meg Andrews - MDOT
Stephen Gilliss – DGS	Denise Watkins - MDGBC
Chad Clapsaddle - DBM	MimiWright - MDGBC
Dan Baldwin - MDP	Mark Beck - USM
Fiona Burns - DBM	Anja Caldwell - MDGBC
Caroline Varney- Alvarado - DHCD	David St. Jean - MEA
David Costello - MDE	Lauren Urbanek - MEA
Joan Cadden - DGS	

Guests:

Lauren Buckler – DGS Director Office of Energy Performance & Conservation
Ellen Robertson – DGS Legislative Liaison

- I. Chairman Tom Liebel brought the meeting to order. Introductions of all sitting members.
- II. Chairman Liebel asked for a motion to approve the meeting summary from the previous meeting held 11/28/2012. A motion was made and seconded and the meeting summary was approved.
- III. Tom Liebel led a discussion on five proposed bills somewhat related to green buildings.
 - A. SB0245 requires the BPW to adopt regulations requiring design development documents for school buildings to contain specified information relating to the use of solar technology. Also requires the ICSC to submit a yearly report on the use of solar technologies to the governor and General Assembly on a yearly basis. David Lever was not present to comment.
 1. Chad Clapsaddle expects the bill to get local pushback as some of the smaller jurisdictions due to the additional AE fee costs. The locals would rather have the flexibility to decide for themselves.
 2. Anja noted that school facility managers are very reluctant to let anyone on their roof to install anything after the fact- let alone to punctuate it- because it compromises the warranty etc. Sun Edison as a third party contractor e.g. does it all, the design, construction, maintenance and metering. They are able to do it by taking advantage of the state subsidies, so on the budget side it needs to be figured out how many of those are actually available before they run out. Even if the system is just designed for (structural provisions, ducts, conduit, solar design) but initially, lets say for first cost reasons, not actually built, it would makes things down the road much easier. That would mean the solar systems components can be part of the roof warranty from the beginning etc.

3. Tom Liebel noted that while he just had time to skim the bill it appears to be photovoltaic (PV) oriented. Chad said that he thought the bill also included solar hot water. Tom asked the Council if we want to take a position on the bill.
 4. Denise Watkins asked what the bill specifically calls for. Tom said that general study of the implementation of a renewable solar technology is required in the DD phase of design but that the schools aren't forced to use it. Chad added that a report is required by the bill.
 5. Mimi Wright seemed to think it would be a good idea in that the schools could potentially sell back energy to the utility company at certain times of the year when less energy is being used.
 6. Anja also noted that schools often get used as emergency shelters and having solar power could be an advantage when other sources of power may be out of commission due to weather or other emergency. Tom Liebel noted that after Hurricane Sandy schools with solar that were tied into the grid were still unable to use their solar power. Anja said that would mean that the solar panels must feed into the school building's net directly, not just the grid, and that there is some battery backup capacity as well for night time use.
 7. David St. Jean noted that PV still needs battery backup to be effective and that can get expensive.
 8. Joan Cadden noted that David Lever has discussed this some with the sponsor. Tom Liebel said he would follow up with David on this.
- B. SB0144- Proposes to increase the amount of expenses taxpayers may claim as tax credits in restoring or preserving of historic structures. While this is considered a good thing it is not specifically a green building bill. There was no discussion on it.
- C. HB0097 – authorizes MDE to designate authority for sediment and erosion control and storm water management plan review and approval.
1. David Costello said this delegates this authority to Federal jurisdictions.
 2. This is a broad bill and needs review but is not likely to need a position from the Council.
- D. HB0103 – This is the Senate version of the solar school bill previously discussed.
- E. HB0106 – This bill would repeal the Sustainable Growth and Agricultural Preservation Act of 2012.
1. Dan Baldwin said that there would be debate on this one.
 2. Tom Liebel suggested we monitor this one as sustainable growth is tied to green building. We can offer an opinion if asked.
- F. General discussion opened on these, mainly the solar schools bill.
1. Chad Clapsaddle said it appears to him the solar schools bills are the only ones to take a position on at this time. He said that \$25 million is set aside for energy savings in schools but they have seen little of that applied to solar technologies. He noted that in Montgomery County which is usually progressive in these areas, there is a market saturation in tax credits and that school boards are concerned about the roofs that solar systems are mounted on in terms of maintenance and structure needed. He asks if the bill is really needed.
 2. Tom Liebel said that it serves the broader goal of energy savings and promoting green building technologies. And that PV is becoming more economically feasible.
 3. Stephen Gilliss noted that one of the Council's rarely performed tasks is to recommend green building technologies. Mark Beck responded that it is an application of a technology in a certain venue, not the technology itself.
 4. Denise Watkins said that the bill seems redundant with the LEED Silver rating requirement and that it adds a lot of study during the design. The architects should already be considering solar during design.

5. Anja noted that there is definitely a fear factor with roof penetrations but that structures should at least be designed to support panels in the future.
6. Joan Cadden noted that the bill requires the schools to provide reporting and that DGS will likely take a position to defer to David Lever.
7. Chad believes it will impose a cost on DGS and David Lever's staff to review the reporting. Joan doesn't think there is a fiscal impact on DGS but it does impose something on the IAC that they are not ready for. Delegate Morhaim may ask the Council for help in shaping the bill with these considerations.
8. Tom Liebel asked if there are any other bills that anyone is aware of. Joan Cadden asked if anyone has heard of anything this year from Delegate Carr on green lighting. No one responded.

IV. Tom Liebel opened the topic of the Washington DC adoption of the IgCC and its 96 page local amendment.

- A. Tom asked for the Council members as homework to review the amendment for discussion next month. Stephen Gilliss will distribute the link to members.
- B. Anja asked if there was someone who headed this up that we could talk to. Tom said that he had received the link from Jeremy Sigmon.
- C. Stephen Gilliss noted that we had not ever followed up on a review of the MDOT study on the IgCC.
- C. Tom asked that agencies especially focus in their area of expertise be it energy, environment, growth etc. as this will help us to shape a version of the code. Tom also noted that Baltimore City is looking at the IgCC as an alternate compliance path.
 1. Caroline Varney – Alvarado asked what the specific goal is. Are we looking to develop a code for local jurisdictions?
 2. Tom said that the point would be to provide an alternate path of compliance for State owned buildings.

V. Tom Liebel began to ask for volunteers to host the February meeting at one of their facilities. Stephen Gilliss noted that Meg Andrews had immediately and graciously responded to the previous email on the this subject and has made arrangements for the next meeting to be held at MDOT Headquarters, a LEED Gold building. Directions will be sent out prior to the meeting.

VI. Tom opened up the floor for "once around the table".

- A. Anja Caldwell noted that she has recently returned from Germany where green is part of everyday life. Trash collection is paid for by volume, solar panels and windmills are everywhere. Solar makes up 5% of the power generation and is rising. One German state was involved in scandal as they had not come up with any recent green innovations. Tom Liebel noted that if Germany's weather environment benefits from solar almost any where would benefit. Anja said that it was cloudy the whole time she was there but it as also been the warmest winter in 30 years.
- B. Mimi Wright said that her new geothermal heating system is working very well (no pun intended) and the backup heat has not come on yet this year. She also noted that with new insulation and no direct heating her attic has become comfortable. She would also like to recommend that when its time for new Council members to be recommended that the Council look to have a contractor come on board to provide a real world perspective.
- C. Denise Watkins noted that as LEED 4 is being re- balloted it might be a good future agenda topic to review and become aware of the changes especially in light of reviewing the IgCC.
- D. Tom Liebel noted that the new International Energy Code (IEC) requires continuous perimeter insulation and that this requirement has his firm carefully studying and calculating condensation planes in the wall assembly. If this is not carefully studied an unintended

consequence can find the condensation plane occurring in the stud cavity leading to all sorts of potential problems.

E. Stephen Gilliss noted that he had discussed the need to update the Maryland Green Building Program at the previous meeting and had asked for volunteers to work on this. He again asked for members to volunteer to look at the program as it is desperately in need of updating. In response Mimi Wright asked how the Maryland timber change works. Steve said that the LEED wood credit is forbidden to be used and that designers are to consider the use of Maryland forest products to obtain local material credits instead.

F. Meg Andrews mentioned that the Electric Vehicle Council recommendation is coming out and should be considered in making State buildings EV ready. She will send out the report to be distributed to members.

G. Mark Beck noted that legislation is being introduced to update the “Buy American Steel” bill to add other materials. Chad Clapsaddle added that the proposal is to change to more American made components in items purchased by the State.

H. Dan Baldwin said that MDP will be playing defense on the Septic map noting that they’ve already seen at least one and expect that there will be more bills that aim to weaken or eliminate the Sustainable Growth and Agricultural Preservation Act of 2012.

I. David St. Jean noted that MEA supported the implementation of the requirement for local jurisdictions to use the 2012 version of the International Energy Code. He said that a lot of builders got their building permits before July 1, 2012 when it went into effect. MEA is now doing training webinars and providing energy coaching services. He also noted that Montgomery County did a compliance audit for the 2009 IEC and found 92% compliance. He said MEA is also trying to get funding for more statewide auditing.

J. Lauren Urbanek said that there is also legislation to require disclosure of 12 months of utility bills for residential property sales.

K. David St. Jean said that since the adoption of the 2012 IECC in Maryland, the utility funded Energy Star for New Homes program has had to play catch-up to claim the same high level of energy savings against non-Energy Star homes. The utilities’ solution was to lower the HERS score, making ES homes more efficient, and thereby reclaiming their comparably high level of energy savings. The baseline study is not an MEA project, but is owned by the same utilities proposing to lower the HERS score. Their hope is to discover that many non-Energy Star homes do not meet the energy saving levels of the 2012 IECC, despite the fact that they are passing code inspections. Once they confirm this likely fact, they can claim greater savings through the EmPOWER program for the Energy Star for New Homes program.

L. Lauren Buckler of DGS noted that State building utility bills are now online but haven’t been benchmarked yet. They are using EPA’s Energy Star for benchmarking. Tom Liebel noted that it must be difficult comparing buildings with different hours of operation, age of buildings etc. Lauren said that they are benchmarking 16 agencies against each other for an energy use competition. The competition is being revised to make agencies more compatible/comparable against each other. As an example MDOT’s energy use includes traffic signals and other non building uses. Tom Liebel suggested this could be a future presentation/agenda item perhaps after session is over.

VII. The meeting was adjourned early. The next meeting location is MDOT headquarters. Joan Cadden encouraged members to bring walking shoes and walk the nature trail with her after the meeting, weather permitting.

The preceding is intended as a summary only of the discussions held on this meeting date. Council members are requested to review the summary and notify the writer of any errors, omissions or unintended misrepresentations of the discussion.